

**LEGAL NOTICE
NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, October 9, 2014 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The adjourned hearing of Ryan S. Brown, 1500 Town Line Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a private garage on premises owned by the petitioner at 1500 Town Line Road, Lancaster New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is 1,360 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioner, therefore, requests a 610 square foot accessory use area variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 9D.(1)(b) of the Code of the Town of Lancaster. The proposed location of the storage shed would result in a ten [10] foot side yard lot line set back.

Chapter 50, Zoning, Section 9D.(1)(b) of the Code of the Town of Lancaster requires a fifteen [15] foot lot line set back. The petitioner, therefore, requests a five [5] foot side yard lot line set back variance.

The petition of Eric & Andrea Miller, 86 Newberry Lane, Lancaster, New York 14086, for one [1] variance for the purpose of constructing an addition to an existing garage. The proposed location will extend four [4] feet into the required front yard setback on premises owned by the petitioners at 86 Newberry Lane, Lancaster, New York; to wit:

A variance from the requirements of Chapter 50, Zoning, Section 11C.(4)(a) of the Code of the Town of Lancaster. The proposed location of the garage addition would result in a thirty-one [31] foot front yet setback.

Chapter 50, Zoning, Section 11C.(4)(a) of the Code of the Town of Lancaster requires a thirty five [35] foot front yard setback. The petitioners, therefore, request a four [4] foot front yard setback variance.

The petition of Camille Surowick, 107 Stutzman Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a storage garage on premises owned by the petitioner at 107 Stutzman Road, Lancaster, New York to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 10.D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is one thousand six hundred [1,600] square feet.

Chapter 50, Zoning, Section 10.D.(4) of the Code of the Town of Lancaster limits the area of accessory structures to seven hundred fifty [750] square feet. The petitioner, therefore, requests a eight hundred fifty [850] square foot variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 10.D.(2) of the Code of the Town of Lancaster. The height of the proposed accessory structure is twenty-two [22] feet.

Chapter 50, Zoning, Section 10.D.(2) of the Code of the Town of Lancaster limits the height of accessory structures to sixteen [16] feet. The petitioner, therefore, requests a six [6] foot height variance.

The petition of Richard and Linda McDonnell, 34 Apple Blossom Boulevard, Lancaster, New York 14086 for two [2] variances for the purpose of constructing an addition to an existing garage on premises owned by the petitioners at 34 Apple Blossom Boulevard, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster. The location of the proposed dwelling would result in an east side yard setback of 4 feet.

Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster requires a 7.5 foot east side yard setback. The petitioners, therefore, request an east side yard setback variance of 3.5 feet.

- B. A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster. The location of the proposed dwelling would result in a side combination of 13.6 feet for both side yards.

Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster requires a side yard combination of 18.75 feet. The petitioners, therefore, request a side yard combination variance of 5.15 feet.

Signed _____

JOHANNA M. COLEMAN, TOWN CLERK and
Clerk to Zoning Board of Appeals